

Regional Location Map
Kearny Mesa Community Plan

1
FIGURE

INTRODUCTION

The community of Kearny Mesa is a major industrial and commercial center occupying a central location in the City of San Diego (**Figure 1**). The community meets employment, business and retail needs for a large portion of the City. The Kearny Mesa Community Plan (Plan) provides methods to help retain and enhance the community's role as a regional employment center by allowing for orderly and planned growth with concurrent public facility improvements.

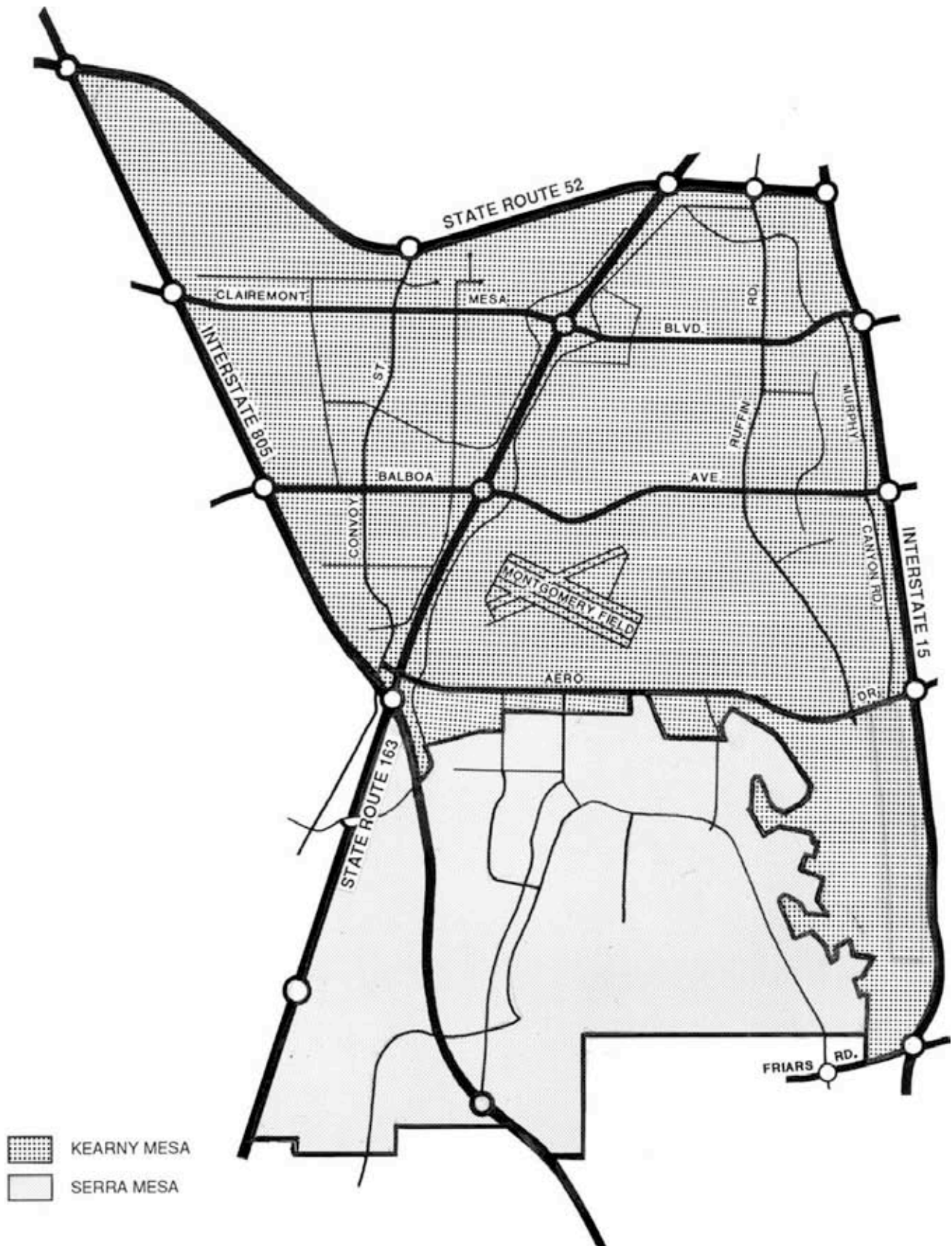
The Plan is the primary document to shape development in Kearny Mesa for the next 15 to 20 years. This Plan represents the combined effort of the Kearny Mesa Planning Group, as the officially recognized citizen planning organization, and City staff. The policies and recommendations contained in the Plan address important issues in the community—enhancing employment opportunities by maintaining Kearny Mesa as a regional employment center, ensuring an efficient circulation system and upgrading the visual appearance and identity of the community.

SCOPE AND PURPOSE

At the direction of the City Council, the Kearny Mesa Community Planning Area has been established and separated from the Serra Mesa Community Plan. This Plan supersedes that portion of the Serra Mesa Community Plan indicated on **Figure 2**. The Serra Mesa Community Plan continues to apply to the remaining portion of that community.

This Plan sets forth proposals for implementation, but does not establish new regulations or rezone property. Rezonings undertaken to implement the Plan require separate public actions. Such rezonings and other recommended implementation actions should be taken either with or as soon as possible after the adoption of this Plan. The support and efforts of the Kearny Mesa Planning Group, as well as other citizens, businesses, organizations and agencies in cooperation with the City will be essential to achieve a sustained, effective implementation program.

Although this Plan is intended to be a development guide for the community, it is not intended to be a static document. While piecemeal amendments should be avoided, the Plan must be continually monitored and updated as necessary to respond to significant changes in environmental, social or economic conditions.



Revised Plan Area Boundaries
Kearny Mesa Community Plan

2

FIGURE

LEGISLATIVE FRAMEWORK

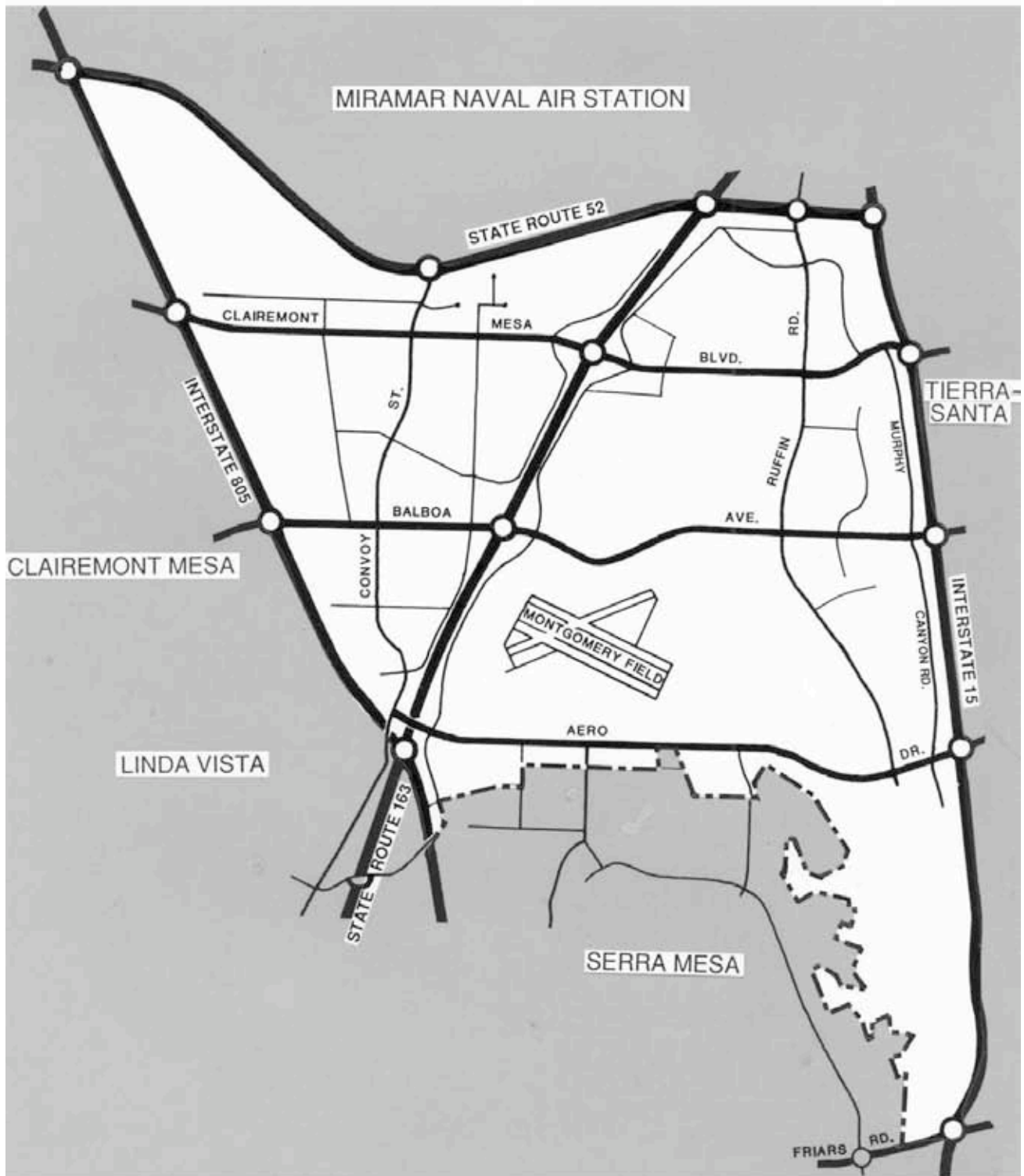
The Plan was proposed within the context of California State Laws, the City of San Diego Municipal Ordinances and Council-directed policies. A summary of the more significant legislation is discussed below.

- Section 65450 of the Governmental Code of the State of California (State Planning and Zoning Act) gives authority for the preparation of community plans and specifies the elements that must appear in each plan. It also provides means for adopting and administering these plans.
- The California Environmental Quality Act of 1970 (CEQA) requires that environmental documents be prepared for all community plans. Separate, detailed environmental reports are also required for all individual projects that need discretionary approval, including actions related to implementing this Plan.
- The Regional Air Quality Strategy (RAQS) was developed in 1977 to ensure that air quality in the San Diego Air Basin would meet federal air quality standards set forth in the National Clean Air Act. A major recommendation of RAQS is to consider air quality in all land use and transportation plans.
- The citywide zoning and subdivision ordinances regulate the development and subdivision of land.
- In addition to legislation, the City Council has adopted a number of policies to serve as guidelines in the decision-making process. Many of the policies relate directly to planning issues and should be used in implementing plan recommendations.

LOCATION AND RELATIONSHIP TO SURROUNDING COMMUNITIES

Kearny Mesa has traditionally functioned as an industrially based, regional employment center. The planning area, which encompasses approximately 4,000 acres, is located between State Route 52 (SR-52) on the north and Interstate 805 (I-805) and Interstate 15 (I-15) on the west and east, respectively. The southerly boundary of the planning area consists of properties lying to the south of Aero Drive, and properties extending to Friars Road along the western edge of I-15 (see **Figure 3**).

Predominately single-family communities surround Kearny Mesa on three sides: Clairemont Mesa and Linda Vista on the west, Serra Mesa on the south and Tierrasanta on the east. Miramar Naval Air Station property abuts Kearny Mesa on the north.



Vicinity Map
Kearny Mesa Community Plan

3
FIGURE

DEVELOPMENT HISTORY

Settlement began in Kearny Mesa around 1910 with some homesteading, beekeeping and cattle grazing. During the early 1930s, several flower farms with wholesale operations began in Kearny Mesa and continued until the mid-1970s. Airport operations began in Kearny Mesa in 1937 with Gibbs Airfield. In 1948, the City of San Diego acquired Gibbs Airfield and 1,000 acres of surrounding property for a metropolitan airport. When airspace conflicts with NAS Miramar preempted the proposed airport, the surplus acreage north and northeast of the airport became the San Diego Industrial Park. Beginning in 1955 with General Dynamics, numerous aerospace and electronic firms have located in the industrial park. The surplus airport land south of the airport became the San Diego Research Park.

PREVIOUS PLANNING STUDIES

Previous planning studies for Kearny Mesa include both the Kearny Mesa-East and Kearny Mesa-West plans, adopted in 1961 and 1962, respectively. The Kearny Mesa East and West plans designated industrial uses for most of Kearny Mesa with a commercial core at Convoy Street and Kearny Mesa Road.

The Serra Mesa Community Plan, adopted in 1977, covered both the industrial community of Kearny Mesa and the residential community of Serra Mesa. The Serra Mesa plan reaffirmed the industrial nature of Kearny Mesa and maintained the predominance of industrially designated lands. The commercial core, however, was expanded to include the commercial corridors of Convoy Street and Clairemont Mesa Boulevard.

While the Montgomery Field Municipal Airport, located to the north of Aero Drive, is technically within the boundary of the Kearny Mesa planning area, land use policies for the airport are contained in a separate planning document called the Montgomery Field Airport Master Plan (adopted in May 1980). Similarly, land use policies pertaining to the StoneCrest development located to the southwest of Aero Drive and I-15 are found in a separate plan called the StoneCrest Specific Plan (adopted in February 1988).